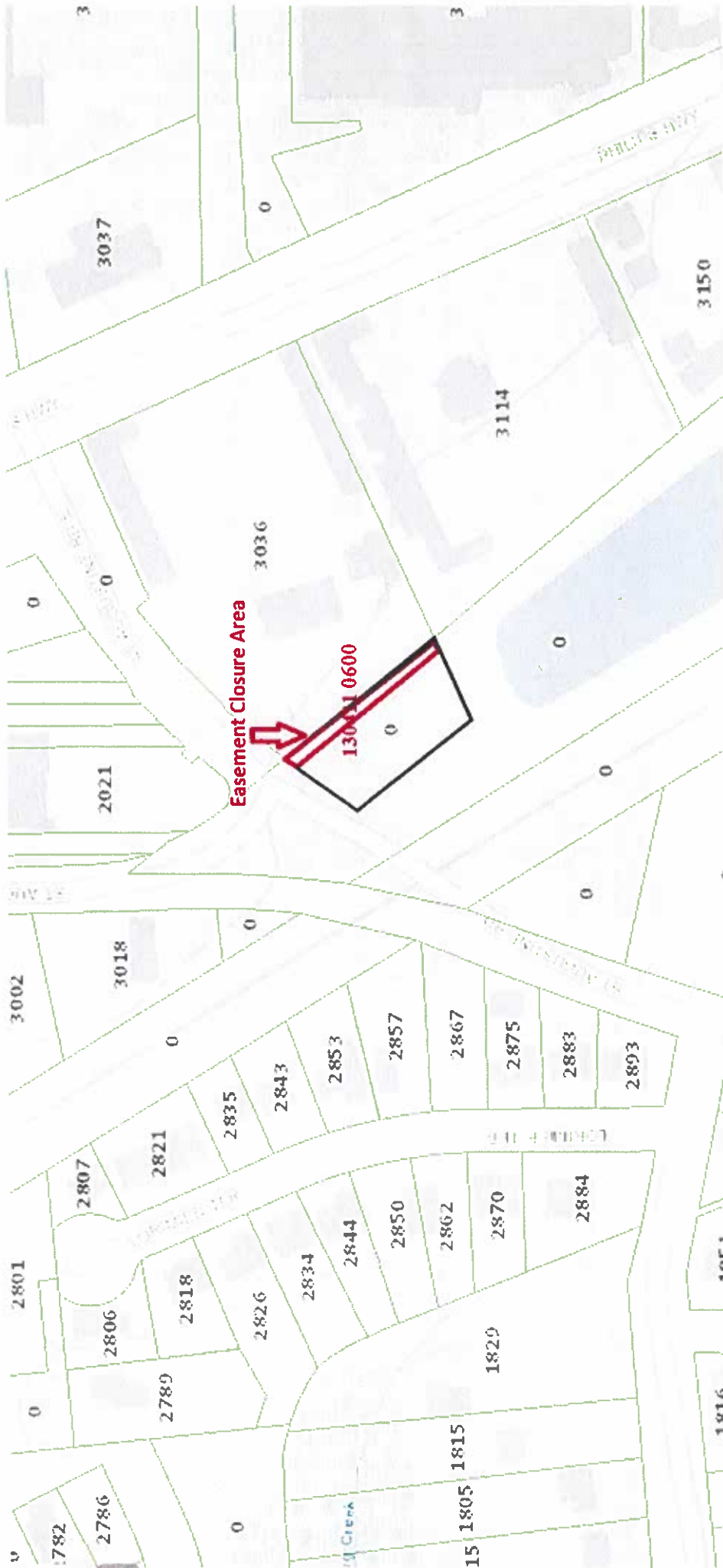


Street Name View Phillips Subdivision Easement Closure



MAP OF

LEGAL DESCRIPTION

VACATED EASEMENT:

A PORTION OF LOTS 13 AND 14, PHILLIPS SUBDIVISION, AS RECORDED IN DEED BOOK "A0", PAGE 478 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6793, PAGE 782 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, LYING WITHIN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF ST. AUGUSTINE ROAD (A 40 FOOT RIGHT OF WAY, AS NOW ESTABLISHED AT THIS LOCATION) WITH THE NORTHEASTERLY LINE OF A FLORIDA EAST COAST RAILROAD RIGHT OF WAY (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 29°52'53" EAST, ALONG SAID FLORIDA EAST COAST RAILROAD RIGHT OF WAY, A DISTANCE OF 105.98 FEET TO AN INTERSECTION WITH A PROPOSED RIGHT OF WAY LINE AS SHOWN ON RIGHT OF WAY MAP OF ST. AUGUSTINE ROAD PREPARED BY SOUTHTECH SURVEYORS, INC. FOR THE CITY OF JACKSONVILLE FLORIDA, DATED MAY 17, 1998; THENCE NORTH 36°00'00" EAST ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 148.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 788.51 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.79 FEET, MAKING A CENTRAL ANGLE OF 00°33'58", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°16'59" EAST, 7.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE AND ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 788.51 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 15.55 FEET, MAKING A CENTRAL ANGLE OF 01°07'48", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°07'52" EAST, 15.55 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 6793, PAGE 782; THENCE SOUTH 37°33'57" EAST, ALONG LAST SAID LINE, A DISTANCE OF 228.75 FEET TO THE MOST SOUTHERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4847, PAGE 390 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 67°17'41" WEST, ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS VOLUME 4847, PAGE 390, A DISTANCE OF 15.52 FEET; THENCE NORTH 37°33'57" WEST, ALONG LAST SAID LINE, A DISTANCE OF 218.98 FEET, PARALLEL TO SAID NORTHEASTERLY LINE OF OFFICIAL RECORDS VOLUME 6793, PAGE 782 TO AN INTERSECTION WITH SAID PROPOSED RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

APPROVED
 DESCRIPTION AGREES
 WITH MAP
 CITY ENGINEERS OFFICE
 TOPO/SURVEY BRANCH
 By SEC Date 3/16/22

THIS MAP IS CERTIFIED TO:
 TVC DEVELOPMENT, INC./VESTCOR.

NOTES:

1. THIS IS A MAP ONLY.
2. BOUNDARY DATA SHOWN HEREON PER SURVEY PERFORMED BY THIS FIRM, JOB NO. 2021-1716, DATED DECEMBER 09, 2021.
3. SEE SHEET 2 OF 2 FOR MAP TO ACCOMPANY LEGAL DESCRIPTION.


JASON D. BOATWRIGHT, P.S.M.
 FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7282
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3872

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHECKED BY: _____
 DRAWN BY: DAF
 FILE #: 2022-0174

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: MARCH 02, 2022
 SHEET 1 OF 2

MAP OF

A PORTION OF LOTS 13 AND 14, PHILLIPS SUBDIVISION, AS RECORDED IN DEED BOOK "AD", PAGE 478 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8793, PAGE 782 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, LYING WITHIN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 27 EAST, SAID COUNTY.

NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 6743 PAGE 782

S37°33'57"E 228.75'

EASEMENT 2 - DRAINAGE AND UTILITIES
OFFICIAL RECORDS BOOK 7283, PAGE 1349
(TO BE VACATED)

N37°33'57"W 218.66'

POINT OF BEGINNING

CHORD=N37°07'52"E 15.55'
RADIUS=788.51' ARC=15.55'
DELTA=01°07'48"

PROPOSED RIGHT OF WAY LINE AS SHOWN ON RIGHT OF WAY MAP OF ST. AUGUSTINE ROAD PREPARED BY SOUTHWEST SURVEYORS, INC. FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED MAY 17, 1996

CHORD=N36°16'59"E 7.79'
RADIUS=788.51' ARC=7.79'
DELTA=03°33'35"

(N36°00'00"E 80.82' DEED)

N36°00'00"E 146.28'

POINT OF REFERENCE

S29°52'53"E 105.99'

FLORIDA EAST COAST RAILROAD

ST. AUGUSTINE ROAD

(N37°33'57"W 171.08' DEED)

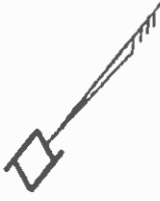
OFFICIAL RECORDS BOOK 8033, PAGE 1598
REAL ESTATE # 130411 0500
OWNER: CITY OF JACKSONVILLE

NOTE:

SEE SHEET 1 OF 2 FOR COMPLETE LEGAL DESCRIPTION, GENERAL NOTES AND SIGNATURE OF LICENSED SURVEYOR.

(S87°17'41"W 103.46' DEED)

S87°17'41"W 15.52'



P A R C E L

CHECKED BY: _____
DRAWN BY: DAF
FILE #: 2022-0174

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA (904)241-8550

DATE: MARCH 02, 2022
SHEET 2 OF 2